

# CITY OF CONCORD

### NEW HAMPSHIRE

# Community Development Department

Code Administration Division

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August 20, 2015

The Zoning Board of Adjustment will meet on Wednesday **September 2, 2015** at **7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

#### September 2, 2015 ZBA Meeting Agenda

- 1) Call meeting to order
- 2) Review and acceptance of Minutes
- 3) Chairperson's comments
- 4) Public Hearings:
- 5) Any other business that may legally come before the Board.

The Zoning Board of Adjustment will hold a public hearing on the following appeals:

#### **Public Hearings**

- **28-15** Cathy Champagne for Papa John's: Applicant wishes to install a freestanding sign and requests a Variance to Article 28-6-9(c), Permitted Freestanding Signs, Section (2), to permit a freestanding sign to be placed so that the box is within 0.2 feet (2.4 inches) of the front property and 4.76 feet from the north property line when it is prohibited to place any freestanding sign so that any point of the sign is within 5 feet of any lot line, for property located at 234 North Main Street in a CU Urban Commercial District.
- **29-15 Jim Netto:** Applicant wishes to legitimize an existing pergola and requests a variance to Article 28-4-1(h), The Table of Dimensional Regulations, to permit a structure with a 6" side and a 6" rear setback for footings and no setback for the rafter extensions where a 10' side and 20' rear setback would be required for property at 52 Chesley Street located in an RD Residential Downtown District.
- **30 15** <u>Charles and Mary Willeke</u>: Applicant wishes to expand and existing single-family dwelling and requests the following:
  - 1. Variance to Article 28-3-2(J), Substantial Improvements to Existing Residential Structures in the (F1) Floodplains, to permit "substantial improvements" to an existing structure which exceed 50% of the market value of the structure;
  - 2. Variance to Article 28-3-2(f), Development Standards in the Flood Hazard (FH) District, and 28-2-2(b)(4), Residential Neighborhood District (Purposes), to permit "substantial improvements" to an existing structure without extending and connecting to the municipal sewer as required,

for property at 28 Portsmouth Street in an RN Residential Neighborhood District with an F2 Flood Hazard Overly.

**31-15** Oscar & Aurora M Pulido: Applicant wishes to enclose a replaced open porch and requests a Variance to Article 28-8-5, Non-conforming Structures, Section (3), to permit a replacement open porch to be enclosed for property at 81 Perley Street in an RD Residential Downtown District.

Rose M. Fife , Clerk

NOTE:

Any person who feels that he or she may be unable to participate in this hearing, because of the limitation of a physical or emotional disability, is asked to contact the Clerk at least 48 hours prior to the event. All reasonable efforts will be made to provide for your participation in the hearing.

For meetings held in the City Council Chambers, any person who is unable to access the upper level of the Council Chambers to address the City Council or any other public body may use the podium and/or microphone located at the lower level of the Council Chambers. Other reasonable accommodations may be available upon request.